

CITY COUNCIL RESOLUTION NO. 89-120
CONDITIONS OF APPROVAL
TENTATIVE TRACT MAP NO. 21846, REVISION #2
SUNRISE DESERT PARTNERS
NOVEMBER 7, 1989

GENERAL

1. Tentative Tract Map No. 21846 shall comply with the requirements and standards of the State Subdivision Map Act and the City of La Quinta Land Division Ordinance, unless otherwise modified by the following conditions.
2. This tentative tract map approval shall expire on October 7, 1990 as provided by Government Code Section 66452.6 or other applicable sections (or when determined to expire by Tentative Tract No. 21846 (Extension #2).
3. Prior to the issuance of a building permit for construction of any building or use contemplated by this approval, the Applicant shall obtain permits and/or clearances from the following public agencies:
 - o City Fire Marshal
 - o City Engineer
 - o Planning Department
 - o Coachella Valley Water District
 - o Riverside County Environmental Health Department
 - o Desert Sands Unified School District

Evidence of said permits or clearances from the above mentioned agencies shall be presented to the Building Division at the time of the application for a building permit for the use contemplated herewith.

4. 394 units are approved for Tentative Tract No. 21846 (Revision #2) per Exhibit "D" on file in the Planning and Development Department.

SOILS AND GEOLOGY

5. Prior to issuance of any building permit, the Applicant shall submit a grading plan for review and approval by the City Engineer. The grading plan shall be prepared by a Registered Civil Engineer; and adequate provision shall be made to certify that the constructed condition at the rough grade stage are as per the approved plans and grading permits.

Certification at the final grade stage and verification of pad elevations is also required prior to final approval of grading construction.

6. A thorough preliminary engineering geological and soils engineering investigation shall be prepared and submitted for review and approval by the City Engineer prior to issuance of any building permits. Pursuant to Section 11568 of the Business and Professions Code, the soils report certification shall be indicated on the final subdivision map.

HYDROLOGY/WATER CONSERVATION

7. Drainage disposal facilities shall be provided as required by the City Engineer.
8. Prior to approval of any portion of the final tract map, the Applicant shall prepare a hydrological analysis for approval by the City Engineer which will indicate method and design to protect the development from the 100-year flood and any flooding caused from a breach of embankment of Lake Cahuilla or the Coachella Canal. This plan shall be consistent with the purposes of any similar plans of the Redevelopment Agency and/or the Coachella Valley Water District. (NOTE: Hydrological analysis is complete and its recommendations shall be considered with improvement plans for each subsequent tract phase.
9. Prior to approval of building permits, the Applicant shall prepare a water conservation plan which will adequately indicate the following:
 - A. Methods to minimize the consumption of water usage including, but not limited to, water saving fixtures, drought-tolerant and native landscaping, and programs to minimize landscape irrigation.
 - B. Methods for minimizing the effects of increased on-site surface water runoff and increased groundwater recharge.
10. That surface runoff water from landscape irrigation systems shall be minimized with the installation of drip, bubbler systems and other water conservation measures. Also, that a system of catch basins shall be incorporated into the landscaped common areas of the project in order to contain on-site surface water runoff.
11. The Applicant shall utilize dust control measures in accordance with the Municipal Code and the Uniform Building Code and subject to the approval of the City Engineer.

TRAFFIC AND CIRCULATION

12. The Applicant shall develop all roads (private streets) applicable to Tentative Tract No. 21846 to the requirements of the City Engineer and the standards of the La Quinta Municipal Code. The street improvement plan shall be prepared by a Registered Civil Engineer. Street improvements including traffic signs and markings shall conform to City standards as determined by the City Engineer and as adopted by the La Quinta Municipal Code.
13. The Applicant shall comply with the following requirements regarding private street improvements:
 - A. All roadways within Tentative Tract No. 21846 shall be developed in accordance with the design standards specified in Specific Plan No. 83-002 (PGA West Specific Plan) as conditionally approved.
 - B. All roadways within Tentative Tract No. 21846 shall remain private and be maintained as such.
 - C. Temporary cul-de-sacs of at least 90 feet in diameter shall be provided at the end of Lots 14 and 15 per Exhibit A, Minor Change #1. As an alternative to cul-de-sac improvements, the Applicant may improve "Shoal Creek" and "Riviera" streets northerly to all-weather streets, per Exhibit "A", to connect. A plan for cul-de-sac and/or all-weather access shall be submitted for review and approval by the City Fire Marshal and City Engineer prior to recordation of any remaining phases of Tentative Tract No. 21846. All improvements as specified by the City Fire Marshal and City Engineer shall be made prior to issuance of building permits for Tentative Tract No. 21846.
 - D. A plan showing proposed parking along the private road system shall be submitted for review and approval to the Planning Department. The plan shall designate "no parking" areas and indicate the method of identifying them.
 - E. The width of all interior drives where residential units are to be located along shall be a minimum of 32-feet.
14. Prior to issuance of a building permit, a plan shall be submitted for review and approval by the Planning and Development Department indicating non-automotive means of transportation within the project including, but not limited to, bicycle and pedestrian paths.

PUBLIC SERVICE AND UTILITIES

15. The Applicant shall comply with the requirements of the City Fire Marshal. The following conditions shall be met/certified prior to the issuance of any building permit within Tract No. 21846, except that the Fire Marshal approve alternate means of compliance where deemed appropriate and equivalent to these standards:
 - A. Fire Hydrants. Install super fire hydrants (6" X 4" X 2 1/2" 2 1/2") at each street intersection. In no event shall the hydrants be installed at intervals exceeding 330-feet between hydrants.
 - B. All water mains shall be capable of providing a potential fire flow of 2500 GPM and an actual fire flow of 1500 GPM from any one hydrant connected to any given water main for a two hour duration at a 20 PSI residual operating pressure.
 - C. Required fire flow must be available before any combustible material is placed on the job site.
16. The Applicant shall comply with the requirements of Coachella Valley Water District.
 - A. The water and sewage disposal systems shall be installed in accordance with the requirements of the City and the Coachella Valley Water District.
 - B. When there are identified conflicts with existing CVWD facilities, the City will withhold the issuance of any building permit until arrangements have been made with the District for the relocation of these facilities.
17. The Applicant shall comply with the requirements of Imperial Irrigation District prior to issuance of building permits. Applicant shall provide written clearance to the City Planning and Development Department that Imperial Irrigation District can provide service to this development.
18. All utility improvements to the project shall be installed underground.

SCHOOLS

19. In order to mitigate impact on public school, the Applicant shall comply with the following:
 - a. Prior to the issuance of any building permits within Tentative Tract Map No.21846, the Applicant shall provide the Building Official with written clearance form the Desert Sands Unified School District stating that the per unit impact fees have been paid.

BUILDING AND SITE DESIGN

20. The development of the site and buildings shall comply with Exhibits A, B, B-F1, B-F-2, B-F3, B-GA, B-GB, B-Ad, B-Au, B-B, B-C, B-D, B-E, C-F1, C-F1A, C-F2, C-F2A, C-F3, C-F3A, C-GA, and C-GB, pursuant to the Planning and Development Department's Tentative Tract Map No. 21846 file as conditionally approved, and in accordance with the file for Tentative Tract 21846, Minor Change #1 and Revision #2. The following building and site design conditions shall take precedence in the event of any conflicts with the provisions of the tentative tract map.
21. All roof-mounted mechanical equipment shall be screened from view at all sides by the roof design. Any ground-mounted mechanical equipment shall be screened from view by methods approved by the Planning Department.
22. The following setback criteria shall be applied to site design:
 - A. A minimum front yard setback of 20-feet shall be required on all residential dwelling units in the project, with the following exceptions:
 - 1.) The "Legends" (Plan 40) is permitted to have a 15-foot setback to accommodate an accessory golf cart storage structure.
 - 2.) The "Greens" (Building "A") and the "Fairways" (Plan F1 and F2A) are permitted to have a 13.5 foot front setback at the side entry garage areas.
 - 3.) The "Gallery" units are permitted to have a 15-foot front setback.
 - B. A minimum sideyard setback of 5-feet (10-feet between building complexes) shall be required on all residential units.
23. Any minor changes in the tentative tract maps including, but not limited to, total number of units, unit locations, unit orientation, unit mix changes, exterior building color changes, changes in lot lines, lot shape modifications, changes in lot dimensions and street alignment alterations shall be subject to the approval of the Planning Director. A change in the total number of units shall not exceed ten percent (10%) of the remaining unbuilt approved units. All changes shall be deemed compatible with approved unit designs, and shall be consistent with the overall character of the project.

NOISE

24. Prior to building permit approval, building setbacks, engineering design, orientation of buildings, and noise barriers shall be utilized to reduce noise impacts from nearby existing and future roadways to within the State standards. (NOTE: Noise analysis is complete and its recommendations shall be considered in building and wall plans.)
25. Prior to approval of precise development plans, the Applicant will demonstrate that residential structures satisfy the State's indoor criterion. Where exposed to noise levels in excess of State standards, Applicant shall install special design features such as double-glazed windows, mechanical ventilation, special roof venting, increased insulation, weather-stripping, or combinations of these and similar measures. (NOTE: Noise analysis is complete and its recommendations shall be considered in building and wall plan.)

ARCHAEOLOGY

26. If buried remains are encountered during development, a qualified archaeologist shall be contacted immediately and appropriate mitigation measures shall be taken.

MISCELLANEOUS

27. No occupancy permit will be issued for any dwelling unit until the surrounding golf course and common landscaped areas have been planted and matured to mitigate localized blowing dust.
28. Prior to final map recordation, the Applicant shall submit a tentative time schedule of tract map development phasing as it relates to the phased implementation of Specific Plan No. 83-002. This schedule shall be subject to review and approval by the Planning Department.
29. Prior to issuance of building permits, the Applicant shall submit grading, landscape and irrigation plans to Coachella Valley Water District for review and comment with respect to CVWD's Water Management Plan. Final landscape and irrigation system approval shall be obtained from the Planning and Development Department.
30. Applicant shall submit plans for street lighting, if any, along roads for review and approval by the Planning Department.

31. All signing within PGA West including Tentative Tract No. 21846 shall be subject to review and approval by the Planning Department.
32. Provision shall be made to comply with the provisions and requirements of the City's adopted Infrastructure Fee Program in effect at the time of building permit issuance.